

TOWN OF COLORADO CITY

MEETING NOTICE

Notice is hereby given to the members of the Town of Colorado City Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on Monday October 2, 2023, at 5:00 p.m. MDT at the **Colorado City Town Hall 25 South Central Street**, Colorado City, Arizona.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Minutes of Prior Meeting(s)
5. Public Comment
6. **PUBLIC HEARING(S)**
 - a. Zoning Map Amendment – Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential
 - b. Zoning Map Amendment – Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential
 - c. Zoning Map Amendment -- Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential
 - d. Zoning Map Amendment -- Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential
 - e. Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential
 - f. Zoning Map Amendment -- Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential
 - g. Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential
7. Consider Zoning Map Amendment – Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential
8. Consider Zoning Map Amendment -- Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential
9. Consider Zoning Map Amendment-- Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential
10. Consider Zoning Map Amendment -- Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. All items are set for possible action. The Planning Commission may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from the City attorney(s) on any item contained in this agenda. One or more Commission members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should contact the Town Clerk at 928-875-2646 as early as possible to allow sufficient time to arrange for the necessary accommodations.

11. Consider Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential
12. Consider Zoning Map Amendment -- Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential
13. Consider Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential
14. Information Summaries – discussion only.
15. Adjournment

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. All items are set for possible action. The Planning Commission may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from the City attorney(s) on any item contained in this agenda. One or more Commission members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should contact the Town Clerk at 928-875-2646 as early as possible to allow sufficient time to arrange for the necessary accommodations.

Town of Colorado City
PLANNING COMMISSION MEETING
STAFF SUMMARY REPORT
Monday October 2, 2023

5:00 p.m.

4. Minutes of Prior Meetings

Minutes of the August 7, 2023, meeting are presented for Planning Commission consideration.

Note: for the record that there was not a Planning Commission meeting in September 2023.

RECOMMENDATION

Motion to approve the minutes of August 7, 2023, Planning Commission meetings.

5. Public Comment

The chairperson of the meeting should outline the rules of comment and the time limit imposed according to the following guidelines:

Anyone from the public is invited to make a comment at this time. Please step up to the podium and state your name for the record. There is a standard time limit of three minutes per person. Although we welcome and invite your comments, no discussion or response from the Commission is required and individuals should not expect any.

According to State Statutes the only action that may be taken as a result of public comment will be limited to directing staff to study the matter or scheduling the matter for further consideration and decision at a later date.

The Chairperson will need to affirmatively close the regular meeting and open the public hearing.

6. PUBLIC HEARING(S)

a. Zoning Map Amendment -- Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential – C. Jessop

This is a rezone application from Cody Jessop to develop a flag lot for additional housing.

b. Zoning Map Amendment – Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential - L. Jessop

This is a rezone application from Levi Jessop to develop additional housing.

c. Zoning Map Amendment -- Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential – R. Jessop

This is a rezone application from Ronald Jessop to develop an approximately ½ acre lot into a Town Home development.

d. Zoning Map Amendment – Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential – UEP

This is an application from UEP Trust to develop 7 lots in a strip on the east side of Hildale Street and west of the flood control ditch between Mohave Avenue and Johnson Avenue.

e. Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential – UEP

This is a rezone application from UEP Trust to split a larger lot into two smaller lots.

f. Zoning Map Amendment -- Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential – UEP

This is a rezone application from UEP Trust to split a larger lot into three smaller lots.

g. Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential – W. Barlow

This is a rezone application from Woodruff Barlow to develop an approximately ½ acre lot containing an existing home into a four-plex development.

After the public hearing is completed, the Chair will need to affirmatively close the public hearing and reconvene the regular meeting.

Informational only

After the public hearing the Planning Commission may have additional discussion as needed and then make a recommendation to the Town Council

The following from the Town Code §152.090 Zoning Map Amendments gives some guidelines for consideration on rezone applications.

(D) *Issues for consideration.* In determining whether to approve, approve with conditions, or deny proposed official zoning map amendments, issues for consideration shall include but not be limited to:

- (1) Consistency (or lack thereof) with the general plan, and other adopted plans;
- (2) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (3) Suitability of the subject property for uses permitted by the proposed zoning district;
- (4) Suitability of the subject property for uses permitted by the existing district; and
- (5) Availability of sewer and water facilities.

(E) *Revocation or modification.* If the Town Council approves an amendment to the official zoning map with a condition that is required to be completed within a specific time period and the condition is not satisfied within that time period, the following actions may be taken: (several options spelled out in the code)

7. Consider Zoning Map Amendment -- Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential – C. Jessop

The Planning Commission will need to consider the request for zoning map amendment by Cody Jessop and make a recommendation to the Town Council. The developer's intent of this rezone is to develop a flag lot for a single family residential.

Staff has reviewed this rezone application and have no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-3511 from RE-1A Residential Estate to R-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential

8. Consider Zoning Map Amendment – Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential - L. Jessop

The Planning Commission will need to consider the request for zoning map amendment by Levi Jessop and make a recommendation to the Town Council. The developer's intent of this rezone is to split a one-acre lot into two lots for a single-family residential development.

Staff has reviewed this rezone application and have no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential

9. Consider Zoning Map Amendment – Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential – R. Jessop

The Planning Commission will need to consider the request for zoning map amendment by Ronald Jessop and make a recommendation to the Town Council. The developer's intent of this rezone is to develop townhomes on approximately half acre parcel.

Staff has reviewed this rezone application and have no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-480 from R-12 Single Family Residential to R2 Multi Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-480 from R-12 Single Family Residential to R2 Multi Family Residential

10. Consider Zoning Map Amendment – Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential – UEP

The Planning Commission will need to consider the request for zoning map amendment by the UEP Trust and make a recommendation to the Town Council. The developer's intent of this rezone is to develop a small seven lot subdivision.

Staff has reviewed this rezone application and have no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve portion of rezoning Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential

11. Consider Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential – UEP

The Planning Commission will need to consider the request for zoning map amendment by the UEP Trust and make a recommendation to the Town Council. The developer's intent of this rezone is to split a 1-acre parcel to develop an additional single family residential.

Staff has reviewed this rezone application and has no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-008 from RE-1A Residential Estate to R-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-0088 from RE-1A Residential Estate to R-12 Single Family Residential

12. Consider Zoning Map Amendment -- Parcels 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential – UEP

The Planning Commission will need to consider the request for zoning map amendment by the UEP Trust and make a recommendation to the Town Council. The developer's intent of this rezone is to split a one-acre lot into three smaller single family residential lots.

Staff has reviewed this rezone application and have no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-538 from RE-1A Residential Estate to R-2 Small-lot Residential.

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcels 404-53-310 & 404-53-303 from RE-1A Residential Estate to R-2 Small-lot Residential

13. Consider Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential – W. Barlow

The Planning Commission will need to consider the request for zoning map amendment by Woodruff Barlow and make a recommendation to the Town Council. The developer's intent of this rezone is to convert an existing home into a four-plex on approximately half acre parcel.

Staff has reviewed this rezone application and has no concerns with approval.

14. Informational Summaries

Note: the next regular meeting is scheduled for Monday November 6, 2023.

Commissioners Aaron LaCorti and Lehi Steed as well as Mayor Howard Ream and Acting Planning & Zoning Director Vance Barlow attended the APA Annual Conference in Litchfield Park Arizona and received some good training and information.

15. Adjournment